

#### WC 16.04.150 Non-Conforming Use Specifications

The lawful use of a building or premises, existing at the time of passage of this Ordinance, may be continued although such use does not conform to all the provisions of this Ordinance, subject to the following conditions:

- A. A non-conforming use may be extended throughout a building provided the size of the structure is not increased.
- B. A non-conforming use may be changed to another non-conforming use of the same or greater restrictions, provided the size of the structure is not increased.
- C. Whenever a non-conforming use has been changed to a conforming use or to a use permitted in a district of greater restrictions, it shall not thereafter be changed to a non-conforming use or a less restricted district.
- D. No building shall be erected upon any premises devoted to a non-conforming use, except in conformance with the provisions of this Chapter.
- E. The Board may authorized, by written permit, in a district permitting residential use, for a period of not more than one year from the date of such permit, a temporary building for business or industrial use incidental, but necessary to the residential construction and development of said district, a model home or apartment used for business purposes.
- F. In the event that a non-conforming use of any building or premises is discontinued for a period of twelve (12) consecutive months, the use of the same shall thereafter conform to the uses permitted in the district in which it is located, and provided further, that any non-conforming dwelling which is deficient in ground floor area, and which may be removed from a lot, shall not re-locate on the lot.
- G. These provisions apply in the manner to a use which may become a non-conforming use as a result of an amendment to this Chapter.